

1                                   **CITY COUNCIL OF THE CITY OF ANNAPOLIS**

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3                                   **ORDINANCE NO. O-15-03 Amended**

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5                                   **Introduced by Alderman Fox**  
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8                   **AN ORDINANCE** concerning  
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10                   **THE ZONING OF PROPERTY – ~~Bay Village, LLC~~ Commercial Revitalization**  
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12           **FOR** the purpose of amending the existing zoning classification for the property located  
13                   on the southwest side of Bay Ridge Road at it intersection with Edgewood Road  
14                   contiguous to the existing boundary of the City of Annapolis; and matters generally  
15                   relating to said zoning map amendment.  
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17                                   \* \* \* \* \*

18           **WHEREAS,** the Annapolis City Council annexed certain land (the “Property”) by  
19                   Resolution R-7-96 Revised Amended on June 10, 1996; and  
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21           **WHEREAS,** the Annapolis City Council zoned a portion of the Property pursuant to  
22                   Ordinance O-60-96 Revised, but took no zoning action regarding a material  
23                   portion of the Property, and, as a result, in compliance with Section  
24                   21.08.060 of the Annapolis City Code, a material portion of the Property  
25                   acquired the R1, Single-Family Residence District classification; and  
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27           **WHEREAS,** the Annapolis City Council heard and received the report and  
28                   recommendations of the Department of Planning and Zoning and the  
29                   Planning Commission of the City of Annapolis upon said application on  
30                   December 22, 2003; and  
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32           **WHEREAS,** the Annapolis City Council conducted a public hearing in conjunction with the  
33                   application on December 22, 2003; and  
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35           **WHEREAS,** the Annapolis City Council now wishes to amend the zoning classification of  
36                   the Property in conformance with the 1998 Annapolis Comprehensive Plan  
37                   recommendation for a mixture of uses; and  
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39           **WHEREAS,** having considered the application, testimony and evidence presented, and  
40                   the report and recommendations of the Planning Commission and the  
41                   Department of Planning and Zoning, and having weighed the evidence and  
42                   judged the credibility of witnesses appearing before it, the City Council makes  
43                   the following findings of fact:  
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**FINDINGS**

1. In conformance with the laws of the State of Maryland and the City of Annapolis, the Property was annexed to the City by Resolution R-7-96 Revised Amended, adopted on June 10, 1996 and effective July 25, 1996.
2. The zoning designation of the Property includes B2 and PM designations, with the bulk of the Property being designated as R1, single-family residence district, because no action regarding the zoning of this portion of the Property was taken. Section 21.08.060 of the Annapolis City Code states that if no action is taken regarding the zoning of annexed land, it acquires the R1 classification until properly reclassified.
3. Since the effective date of the annexation the City of Annapolis has adopted a comprehensive plan that makes recommendations regarding land use for the Property, said recommendation being for a mixed-use center.
4. In order to properly classify the zoning of the Property, the City Council has determined that the PM2 zoning is in the public interest and is in conformance with the Annapolis Comprehensive Plan recommendation for a mixed-use center at this location.

**SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that the Property, ~~now owned by Bay Village, LLC~~ and more particularly described in Ordinance O-60-96 Revised, be classified under the PM2 zoning designation to the northeast of the line labeled as Proposed End of PM2 and shall remain as R1 southwest of this line as shown on the attached tax and topographic maps entitled Planning Commission Amended Map.

**SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that this Ordinance shall take effect from the date of its passage.

**ADOPTED** this 12<sup>th</sup> day of January, 2004.

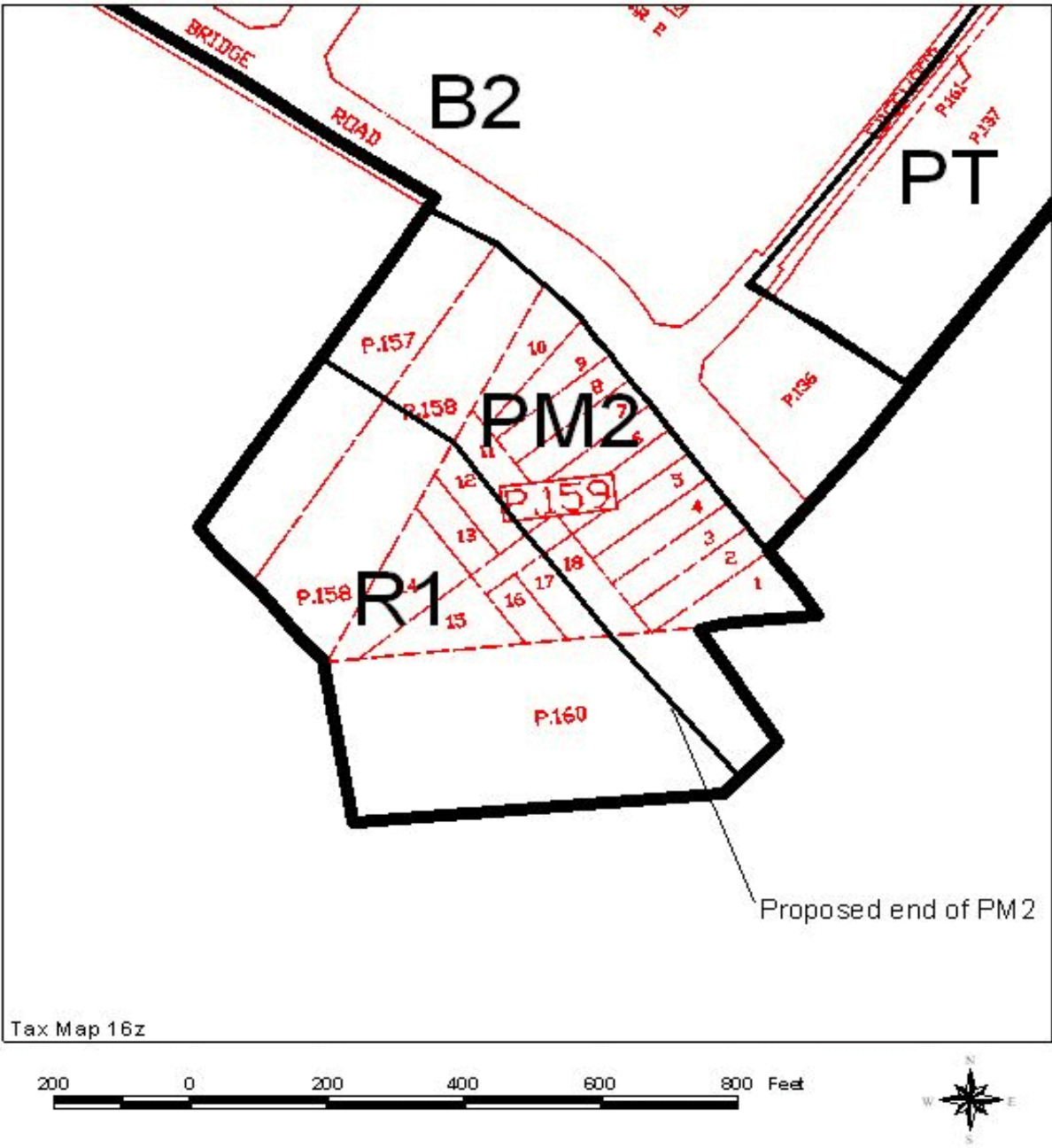
**ATTEST:**

**THE ANNAPOLIS CITY COUNCIL**

\_\_\_\_\_  
Deborah Heinbuch, MMC  
City Clerk

BY: \_\_\_\_\_  
**ELLEN O. MOYER, MAYOR**

Ordinance O-15-03  
Planning Commission Amended Map



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Ordinance O-15-03  
Planning Commission Amended Map

